

AMENDMENT TO ANTELOPE VALLEY FINAL REPORT ON  
THE COMPREHENSIVE PLAN OF FLOOD CONTROL AND  
WATER CONSERVATION, JUNE 1987

The Los Angeles County Department of Public Works hereby proposes the following amendments to the Antelope Valley Final Report on the Comprehensive Plan of Flood Control and Water Conservation dated June 1987 (Plan).

Section IV.E, paragraphs 1 and 2, page 6, of the Plan are hereby amended to read as follows:

The comprehensive plan proposes flood plain management in the hillside areas of the valley, nonstructural management approaches in the rural areas, and structural improvements in the urbanizing area. The structural improvements proposed for the urbanizing areas of the valley include 8 basins ranging in size from 30 to 150 acres, 119 miles of open channels, and 72 miles of storm drains.

The estimated total cost of the Plan for both the unincorporated and incorporated areas, including acquisition of necessary rights of way is:

Basins	\$222,018,617.80
Channels	869,037,246.00
<u>Storm Drains</u>	<u>311,945,040.00</u>
Total Cost	\$1,403,000,903.80

Section V.D on pages 8 and 9 of the Plan is hereby amended to read as follows:

Future development in the Antelope Valley will increase storm runoff and will contribute to the need for management of storm runoff. Without the comprehensive plan, the threat of flood damage could impede the approval of additional development due to the health and safety risks involved. In order to ensure the equitable involvement of the private sector in financing the drainage facilities attributable to future development in the unincorporated County territory, the proposed drainage fee is based on the extent future development occurs in the unincorporated County territory and either benefits from construction of the drainage facilities funded by the comprehensive plan or contributes to the need for the comprehensive plan.

The cost of that portion of the comprehensive plan attributable to future development in the unincorporated areas of the Antelope Valley is determined as follows:

Total Cost of plan	\$1,403,000,903.80
Cost attributable to incorporated territory	-851,975,058.00
Cost attributable to existing development in unincorporated areas	<u>-67,649,261.05</u>
Cost attributable to future development in unincorporated areas	\$483,376,584.75

The benefits realized by existing entities and development will be funded from local and Federal sources, such as the Cities of Lancaster and Palmdale, the City of Los Angeles Department of Airports, Edwards Air Force Base, U.S.A.F. Plan 42, and the County of Los Angeles.

The three categories used in calculating the drainage fee are related to intensity of land use and the proportionate contribution to the increase in runoff. These categories are single-family development, multifamily development, and commercial/industrial development. A multifamily development contributes approximately one-half as much runoff as a single-family development, and one acre of commercial/industrial development contributes runoff approximately equivalent to five single-family units on the same acre.

It is anticipated that future divisions of land within the Antelope Valley Drainage Area will create approximately 54,087 single-family lots, 5,207 multifamily dwelling units, and 6,333 acres of commercial development. These divisions were calculated by the County of Los Angeles Department of Public Works based on data in the Department of Regional Planning's Zoning Ordinance Summary and current and projected development trends.

An equation can be written to calculate the drainage fee based on the cost of the plan attributable to future development, the relative contribution of runoff from each category of land use, and anticipated future divisions of land.

SFDF = Single-family drainage fee

MFDF = Multifamily drainage fee =  $\frac{1}{2}$  SFDF

CDDF = Commercial/Industrial development drainage fee = 5 SFDF

Anticipated Future Development X Drainage Fee per Development = Cost of the Project Attributable to Future Development.

$$(54,087 \text{ units}) (\text{SFDF}) + (5,207 \text{ units}) (\frac{1}{2} \text{ SFDF}) + (6,333 \text{ acres}) (5\text{SFDF}) =$$

$$\$483,376,584.75$$

$$(88,355 \text{ SFDF}) = \$483,376,584.75 \quad \text{SFDF} = \$ 5,471$$

Therefore, the proposed drainage fee for 2006 should be:

Single-family Unit	\$ <u>5,500*</u>
Multifamily Unit	\$ <u>2,750*</u>
Acre Commercial/ Industrial Land	\$ <u>27,500*</u>

\* Figures are rounded up per the Los Angeles County Auditor-Controller.

In order to lessen the short-term impact to the development community, drainage fees will be phased in pursuant to the schedule depicted in the following table. On July 1, 2009, there will be a one-time adjustment to bring the 2006 fees to current 2009 values per the CCI.

Schedule	\$ Per SFR Unit	\$ Per Multifamily Unit	\$ Per Comm./Indus. Acre
Effective 60 days after adoption	3,200	1,600	16,000
Effective July 1, 2007	4,400	2,200	22,000
Effective July 1, 2008	5,500	2,750	27,500
Effective July 1, 2009	2006 fees would be brought to 2009 values per a CCI adjustment and adjusted annually thereafter as proposed in Section V.E.		

Section V. E., commencing on page 9 of the Plan is hereby amended to read as follows:

Development of the land located within the Antelope Valley Drainage Area is not constant nor is the cost of construction. Therefore, in order to equitably assess future development as well as collect sufficient funds to construct those facilities attributable to future development, it is necessary to periodically evaluate the Construction Cost Index and the type and amount of development being constructed within the Antelope Valley Drainage Area. With this information, the drainage fee may be increased or decreased as appropriate.

Additionally, beginning on July 1, 2010, and thereafter on July 1 of each succeeding year, the fees set forth herein shall be reviewed by the Director of Public Works and the amount of each fee shall be adjusted as follows: calculate the percentage movement between March of the previous year and March of the current year in the Construction Cost Index for all urban construction in the Los Angeles area, as published by the Engineering News Record statistics, and adjust each fee by said percentage amount and round up to the nearest dollar. No adjustment shall decrease any fee. The foregoing notwithstanding, the fees set forth herein shall not exceed the estimated reasonable cost of providing the services and facilities described in this Plan. If it is determined that the reasonable amount necessary to recover the costs of providing the services and facilities described in this Plan exceeds this adjustment, the Director of Public Works may present fee proposals to the Board of Supervisors for approval.

Date \_\_\_\_\_

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.  
County Counsel

By \_\_\_\_\_  
Deputy County Counsel

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